HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Québec Highlights*

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Spring 2014

Figure 1

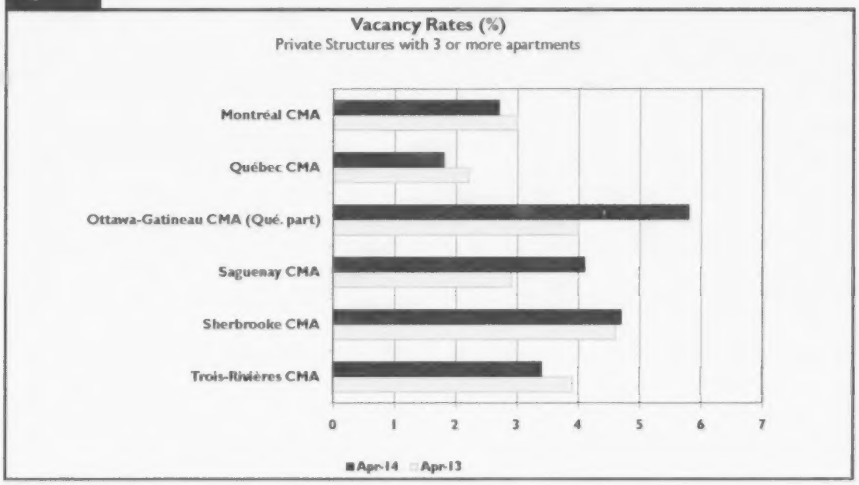
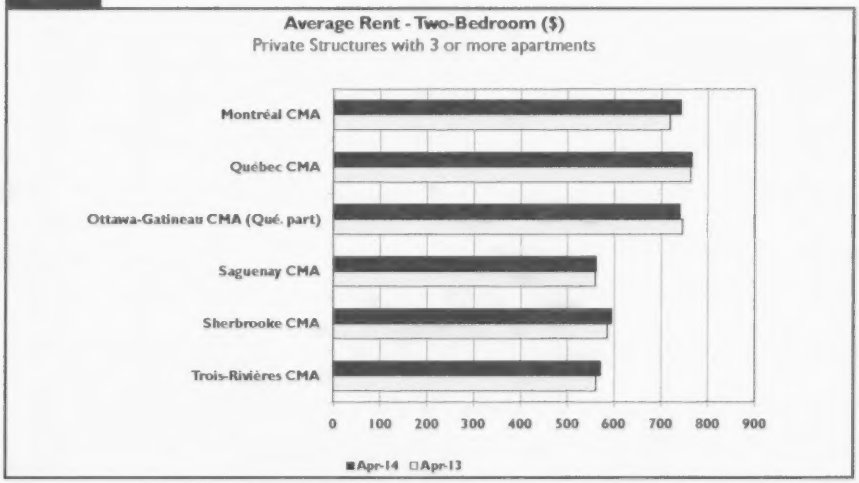


Figure 2



*Only centres with a population of 10,000 + are included in the survey.

The vacancy rate remains stable

- The average vacancy rate of privately initiated apartment structures with three units and over stood at 2.9 per cent in April in Quebec urban centers (10,000 or more).
- The small variation (-0.2) of the nominal rate compared to the one recorded in spring 2013 is not statistically significant.
- Only the Gatineau (up 1.8 points) and Saguenay (up 1.2 points) CMAs showed significant variations in the vacancy rate.
- The market is still tighter in the large apartment segments.
- The average rent for two-bedroom apartments is $709. At the CMA level, the average rent is between $562 and $766.

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Stability of vacancy rate in Quebec

According to the Rental Market Survey conducted in the spring by Canada Mortgage and Housing Corporation (CMHC), the average vacancy rate of private buildings with three units and over stood at 2.9 per cent in April in urban centres (10,000 or more) of Quebec. The small change in the nominal rate compared to that recorded in the spring of 2013 (-0.2 percentage point) was not significant statistically.

Whereas this result is largely due to that of the Census Metropolitan Area (CMA) Montreal – which makes up two-thirds of the rental housing stock of Quebec, other areas of the province also contributed. With the exception of Gatineau and Saguenay, all CMAs remained stable from a statistical standpoint. With respect to other urban areas, the survey reported an increased rate in agglomerations with 10,000 to 49,999 inhabitants and stability in agglomerations with 50,000 to 99,999 inhabitants (see table).

Again this year, the picture of the market by unit size seems fairly uniform across the province: the market is tighter in the case of larger apartments. Indeed, the vacancy rate is significantly lower for three-bedroom apartments (2.3 per cent) than for bachelor units (3.9 per cent). That said, given the statistical reliability at the regional level, it is not possible to say that the provincial result is widespread.

The average rent for two bedroom apartments is $709. At the CMA level, it ranges between $562 and $766. In other urban areas, it is in the lower part of this range. As for rents by unit size, the picture is congruent with the nature of the product and its relative scarcity. The survey often shows that the average rent climbed about $100 with the addition of a bedroom. The estimated change in the average rent for the entire province stood at 2.3 per cent in April 2014.

The stability of the vacancy rate stems from an increase in supply and demand. On the supply side, the monthly housing starts surveys conducted by CMHC indeed testify to the arrival on the market of new rental buildings. On the demand side, the increase was certainly supported by a lesser move toward homeownership, as evidenced by resale market statistics.

Montreal

The factors mentioned above also lead to a statistically stable vacancy of rate in the census metropolitan area of Montreal: on the nominal level, it decreased from 3.0 per cent in April 2013 to 2.7 per cent in April 2014. Making up approximately a quarter of the rental housing stock, the one-bedroom apartments segment stands out by recording a decline in vacancy rate (2.7 per cent compared to 3.8 per cent in April 2013) and by the fact that this rate is now comparable to that of two-bedroom apartments (2.8 per cent). For its part, the average rent for two-bedroom units was $742 in April 2014.

Quebec

After an easing in the market last year, the situation has remained statistically stable this spring in the Québec CMA. The vacancy rate fluctuated only marginally, from 2.2 per cent last year to 1.8 per cent this year. This is the case for most market segments, particularly that of two-bedroom apartments (results do not allow analysis with regard to bachelor units). As mentioned for the Montréal area, it is likely that sustained demand has offset some increased supply on the market. As for the availability rate, it climbed again this year (7.5 per cent compared to 6.1 per cent the previous year). The average rent for a two bedroom apartment was $766 per month this spring.

Gatineau

The Quebec part of the Ottawa-Gatineau CMA is one of two CMAs for which the rental market eased. According to the survey, the vacancy rate stood at 5.8 per cent in the spring of this year. It will be recalled that it had recently doubled from 2.1 per cent in 2012 to 4.0 per cent last year. This result is due to easing in the two-bedroom market segment (6.4 per cent compared to 3.9 per cent in April 2013). According to the survey, the availability rate also increased (7.8 per cent from 6.4 per cent in 2013). This easing of the rental market is explained by a decline in migration to the area, linked to less favorable employment prospects. The average two-bedroom apartment rent in the CMA was $740. While it has long been among the highest in the province, the average rent in Gatineau is now comparable with that of Montreal.

Sherbrooke

In the Sherbrooke CMA, the vacancy rate (4.7 per cent) was almost identical to that observed in the spring of 2013. This follows an increase of one percentage point last year. Second to the rate recorded in Gatineau, it is the highest of vacancy rate among the CMAs. In Sherbrooke, despite sustained starts of rental apartments, demand remains present. Last April, the availability rate rose

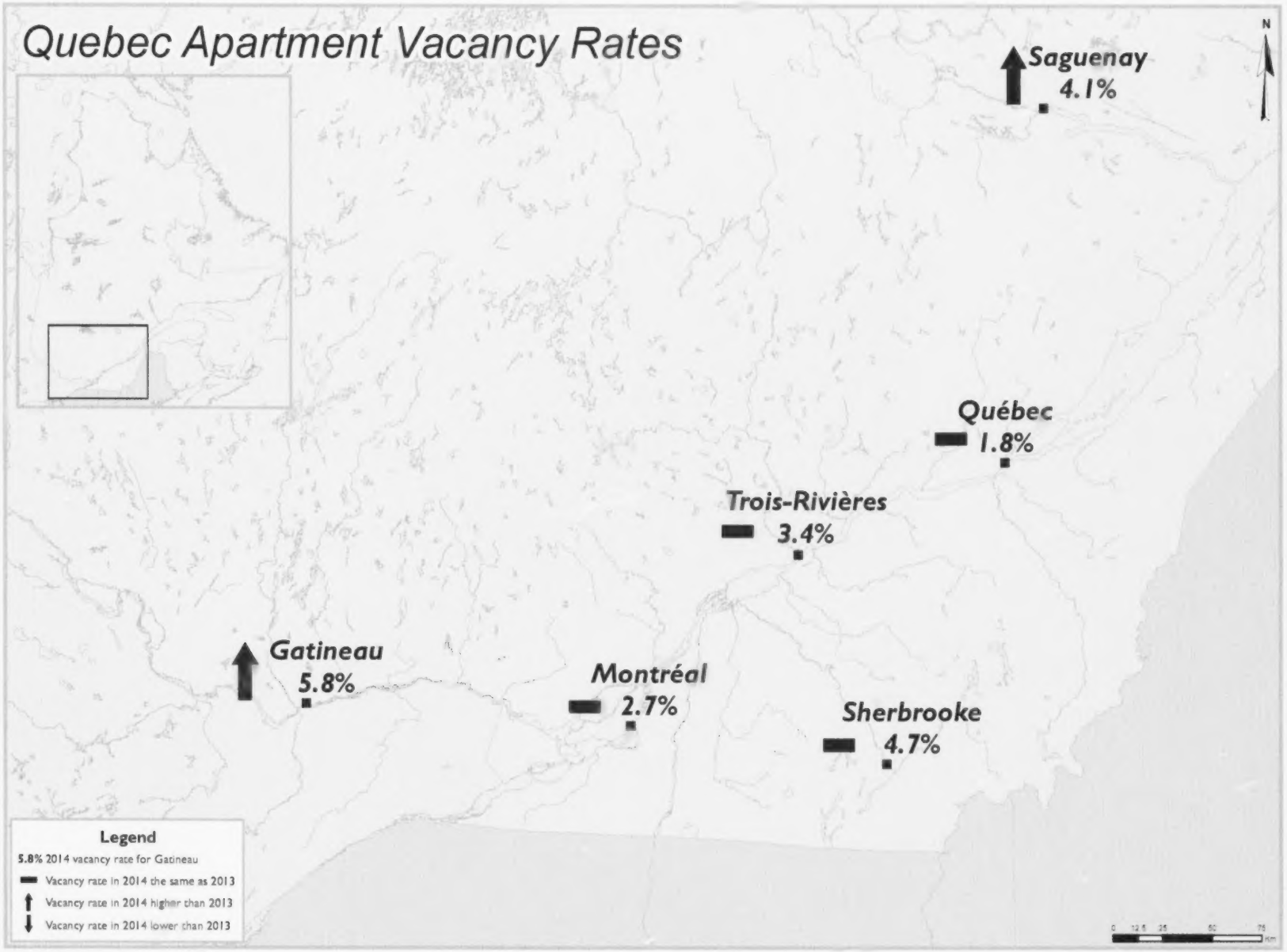
from 7.0 per cent to 8.3 per cent, the second highest among CMAs, indicating that a higher proportion of tenants indicated that they will not renew their lease. The average rent for a two bedroom was $594 in April 2014.

Trois-Rivières

According to the April survey, the market situation was stable in the Trois-Rivières CMA. The variation on the nominal rate (3.4 per cent from 3.9 per cent in the spring of 2013) is not significant statistically. The rate recorded this spring is the third lowest after those of Quebec and Montreal. Again this year, the most spacious units are those showing the tightest conditions. In April 2013, the average two-bedroom apartment rent came in at $571, and is among the lowest in the CMAs. It is likely that rental demand is still supported by relatively low rents, and has compensated a recently growing supply.

Saguenay

From 0.7 per cent in the spring of 2012 to 2.9 per cent last year, the vacancy rate of the Saguenay area recorded another increase this spring (4.1 per cent). Since the survey results do not indicate significant variations by market segment, this easing is the result of an aggregation effect. As in the Gatineau CMA, the easing is due to a decline in migration to the area, linked to less favorable employment prospects. The availability rate is 6.2 per cent compared to 6.6 per cent in the spring of 2013. As for the average rent, it amounted to $562 for two-bedroom apartments.


Quebec Apartment Vacancy Rates
N
Saguenay
4.1%
Québec
1.8%
Trois-Rivières
3.4%
Gatineau
5.8%
Montréal
2.7%
Sherbrooke
4.7%
Legend
5.8% 2014 vacancy rate for Gatineau
Vacancy rate in 2014 the same as 2013
Vacancy rate in 2014 higher than 2013
Vacancy rate in 2014 lower than 2013

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1.1.1_1 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14
Ottawa-Gatineau CMA (Qué. part)	**	**	4.5	5.4	3.9	6.4	2.4	4.0	4.0	5.8
Montréal CMA	3.3	3.4	3.8	2.7	2.2	2.8	3.4	2.1	3.0	2.7
Québec CMA	**	3.7	1.8	2.0	2.1	1.6	1.2	1.5	2.2	1.8
Saguenay CMA	5.1	**	4.0	5.7	2.3	3.0	3.0	3.9	2.9	4.1
Sherbrooke CMA	5.7	5.9	3.6	4.4	5.0	5.0	4.1	4.0	4.6	4.7
Trois-Rivières CMA	**	**	6.2	4.8	3.1	2.5	2.4	2.9	3.9	3.4
Québec CMAs	**3.9**	**3.7**	**3.6**	**2.9**	**2.4**	**2.9**	**3.0**	**2.3**	**3.0**	**2.9**
Québec CA 50,000-99,999	**7.8**	**7.9**	**5.6**	**4.3**	**3.0**	**3.2**	**2.7**	**2.4**	**3.8**	**3.5**
Québec CA 10,000-49,999	**5.7**	**6.1**	**4.2**	**4.8**	**2.5**	**3.0**	**2.3**	**2.6**	**3.1**	**3.5**
Québec 10,000+	**4.1**	**3.9**	**3.8**	**3.0**	**2.5**	**2.9**	**2.9**	**2.3**	**3.1**	**2.9**

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase, ↓ indicates the change is a statistically significant decrease, while -- indicates that the change is not statistically significant.

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_1 Private Apartment Average Rents ($) by Bedroom Type Québec – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14
Ottawa-Gatineau CMA (Qué. part)	589	588	627	635	746	740	821	848	721	722
Montréal CMA	573	569	652	654	719	742	907	917	704	721
Québec CMA	523	523	629	640	763	766	876	891	728	735
Saguenay CMA	375	406	446	449	560	562	606	610	533	537
Sherbrooke CMA	392	399	472	482	586	594	713	725	569	578
Trois-Rivières CMA	360	363	444	454	562	571	613	616	534	542
Québec CMAs	**556**	**555**	**633**	**636**	**711**	**729**	**860**	**878**	**692**	**707**
Québec CA 50,000-99,999	**427**	**412**	**505**	**495**	**583**	**583**	**622**	**643**	**564**	**565**
Québec CA 10,000-49,999	**382**	**386**	**443**	**452**	**544**	**561**	**603**	**613**	**522**	**535**
Québec 10,000+	**545**	**544**	**618**	**621**	**691**	**709**	**818**	**841**	**674**	**689**

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1.1.3_1 Number of Private Apartment Units in the Universe by Bedroom Type Québec – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14
Ottawa-Gatineau CMA (Qué. part)	869	885	5,136	5,141	11,541	11,557	2,820	2,839	20,366	20,422
Montréal CMA	45,802	45,702	135,227	137,886	237,010	278,093	59,478	61,906	477,517	523,587
Québec CMA	4,715	4,524	19,945	21,077	45,008	43,951	10,314	10,724	79,982	80,276
Saguenay CMA	301	318	2,470	2,651	8,545	10,000	1,695	1,835	13,011	14,804
Sherbrooke CMA	2,253	2,240	7,305	7,450	17,675	17,492	5,998	6,160	33,231	33,342
Trois-Rivières CMA	637	659	4,475	4,464	8,333	8,332	3,864	3,875	17,309	17,330
Québec CMAs	**54,577**	**54,328**	**174,558**	**178,669**	**328,112**	**369,425**	**84,169**	**87,339**	**641,416**	**689,761**
Québec CA 50,000-99,999	**2,321**	**2,306**	**9,437**	**9,239**	**20,880**	**20,976**	**8,385**	**8,518**	**41,023**	**41,039**
Québec CA 10,000-49,999	**2,578**	**2,561**	**10,610**	**10,701**	**24,829**	**24,917**	**7,659**	**7,780**	**45,676**	**45,959**
Québec 10,000+	**59,476**	**59,195**	**194,605**	**198,609**	**373,821**	**415,318**	**100,213**	**103,637**	**728,115**	**776,759**

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1.1.4_1 Private Apartment Availability Rates (%) by Bedroom Type Québec – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14
Ottawa-Gatineau CMA (Qué. part)	10.2	8.5	7.2	7.7	6.3	8.5	4.2	5.0	6.4	7.8
Montréal CMA	5.5	5.9	7.9	5.6	4.5	5.3	5.8	3.6	5.9	5.2
Québec CMA	11.0	9.3	5.9	7.6	6.5	7.5	3.0	6.6	6.1	7.5
Saguenay CMA	**	**	9.7	8.4	5.5	5.0	5.6	5.6	6.6	6.2
Sherbrooke CMA	9.2	8.9	6.2	8.6	7.2	8.9	6.5	6.2	7.0	8.3
Trois-Rivières CMA	**	**	9.0	9.7	5.0	7.7	4.5	7.8	6.1	8.4
Québec CMAs	**6.3**	**6.5**	**7.7**	**6.2**	**5.0**	**5.9**	**5.3**	**4.4**	**6.0**	**5.8**
Québec CA 50,000-99,999	**10.0**	**13.2**	**7.4**	**7.5**	**5.5**	**6.0**	**5.3**	**5.7**	**6.2**	**6.7**
Québec CA 10,000-49,999	**7.4**	**7.3**	**6.9**	**7.6**	**4.8**	**6.0**	**4.1**	**5.6**	**5.3**	**6.4**
Québec 10,000+	**6.5**	**6.7**	**7.6**	**6.3**	**5.1**	**5.9**	**5.2**	**4.5**	**6.0**	**5.9**

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_1 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type Québec – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12 to Apr-13	Apr-13 to Apr-14	Apr-12 to Apr-13	Apr-13 to Apr-14	Apr-12 to Apr-13	Apr-13 to Apr-14	Apr-12 to Apr-13	Apr-13 to Apr-14	Apr-12 to Apr-13	Apr-13 to Apr-14
Ottawa-Gatineau CMA (Qué. part)	++	**	++	++	**	++	++	**	++	++
Montréal CMA	++	3.4	++	2.5	1.9	2.3	4.3	**	**	2.6
Québec CMA	**	++	**	1.6	**	1.5	**	2.6	**	1.6
Saguenay CMA	**	++	3.1	**	**	2.2	2.8	3.8	2.8	2.0
Sherbrooke CMA	1.4	**	++	2.7	2.2	2.5	2.1	0.8	1.6	1.9
Trois-Rivières CMA	-10.7	++	1.9	1.8	4.1	1.5	4.8	0.9	2.6	1.3
Québec CMAs	**++**	**3.1**	**1.0**	**2.3**	**2.1**	**2.1**	**3.9**	**2.2**	**1.3**	**2.3**
Québec CA 50,000-99,999	**++**	**2.6**	******	**3.3**	**1.8**	**2.9**	**++**	**2.5**	**++**	**2.5**
Québec CA 10,000-49,999	**1.8**	**3.8**	**2.4**	**2.4**	**2.0**	**1.9**	**2.1**	**1.7**	**1.9**	**1.8**
Québec 10,000+	**++**	**3.1**	**1.1**	**2.3**	**2.1**	**2.2**	**3.6**	**2.2**	**1.3**	**2.3**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

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** Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_2 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Abitibi-Témiscamingue										
Centre	**Bachelor**		**1 Bedroom**		**2 Bedroom**		**3 Bedroom +**		**Total**	
	Apr-13	**Apr-14**	**Apr-13**	**Apr-14**	**Apr-13**	**Apr-14**	**Apr-13**	**Apr-14**	**Apr-13**	**Apr-14**
Amos CA	0.0	0.0	0.0	5.2	0.2	2.5	1.7	0.9	0.5	2.7
Rouyn-Noranda CA	2.3	2.3	0.8	1.2	0.2	1.3	0.4	0.2	0.6	1.2
Val D'Or CA	**	2.6	0.0	0.8	0.0	0.2	0.0	0.3	0.1	0.6

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_2 Private Apartment Average Rents ($) by Bedroom Type Québec – Abitibi-Témiscamingue										
Centre	**Bachelor**		**1 Bedroom**		**2 Bedroom**		**3 Bedroom +**		**Total**	
	Apr-13	**Apr-14**	**Apr-13**	**Apr-14**	**Apr-13**	**Apr-14**	**Apr-13**	**Apr-14**	**Apr-13**	**Apr-14**
Amos CA	388	389	416	420	534	553	577	606	510	533
Rouyn-Noranda CA	392	395	458	460	550	572	648	658	525	538
Val D'Or CA	370	384	438	462	522	540	592	614	511	526

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_2 Number of Private Apartment Units in the Universe by Bedroom Type
Québec – Abitibi-Témiscamingue

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14
Amos CA	27	29	237	238	485	489	219	220	968	976
Rouyn-Noranda CA	308	298	735	731	1,419	1,415	404	410	2,866	2,854
Val D'Or CA	249	245	527	530	990	976	607	616	2,373	2,367

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_2 Private Apartment Availability Rates (%) by Bedroom Type
Québec – Abitibi-Témiscamingue

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14
Amos CA	0.0	0.0	0.0	6.7	1.6	3.2	1.7	1.4	1.2	3.5
Rouyn-Noranda CA	2.8	2.3	0.8	1.5	0.3	1.4	0.7	0.5	0.8	1.4
Val D'Or CA	**	3.4	0.0	3.1	0.2	0.8	0.0	0.7	0.2	1.6

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase, ↓ indicates the change is a statistically significant decrease, while – indicates that the change is not statistically significant.

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_2 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Québec – Abitibi-Témiscamingue

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12 to Apr-13	Apr-13 to Apr-14	Apr-12 to Apr-13	Apr-13 to Apr-14	Apr-12 to Apr-13	Apr-13 to Apr-14	Apr-12 to Apr-13	Apr-13 to Apr-14	Apr-12 to Apr-13	Apr-13 to Apr-14
Amos CA	**	**	3.9	4.9	4.6	5.1	1.5	6.2	3.6	4.9
Rouyn-Noranda CA	5.1	2.5	3.0	2.4	2.5	3.9	3.0	2.1	3.6	2.8
Val D'Or CA	3.0	4.8	3.2	**	2.0	2.4	2.5	3.8	2.5	3.4

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_3 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14
Drummondville CA	**	**	5.9	3.5	3.5	2.0	2.2	1.9	4.1	3.0
Victoriaville CA	**	3.3	3.7	4.0	3.9	2.5	2.7	3.6	3.5	3.1

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase, ↓ indicates the change is a statistically significant decrease, while – indicates that the change is not statistically significant.

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_3 Private Apartment Average Rents ($) by Bedroom Type Québec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14
Drummondville CA	371	397	495	488	538	558	599	604	530	539
Victoriaville CA	325	336	395	416	501	513	584	592	488	502

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_3 Number of Private Apartment Units in the Universe by Bedroom Type
Québec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14
Drummondville CA	607	606	1,991	1,988	3,622	3,668	2,157	2,208	8,377	8,470
Victoriaville CA	282	282	802	800	1,963	2,003	1,011	1,043	4,058	4,128

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_3 Private Apartment Availability Rates (%) by Bedroom Type
Québec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14
Drummondville CA	**	**	6.6	5.4	6.6	3.8	4.7	4.6	6.3	5.1
Victoriaville CA	**	**	**	**	6.9	7.6	**	10.2	7.5	8.4

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase, ↓ indicates the change is a statistically significant decrease, while – indicates that the change is not statistically significant.

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_3 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Québec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12 to Apr-13	Apr-13 to Apr-14	Apr-12 to Apr-13	Apr-13 to Apr-14	Apr-12 to Apr-13	Apr-13 to Apr-14	Apr-12 to Apr-13	Apr-13 to Apr-14	Apr-12 to Apr-13	Apr-13 to Apr-14
Drummondville CA	++	++	++	++	++	2.9	++	1.4	++	2.2
Victoriaville CA	3.6	**	2.7	2.5	3.4	++	2.9	++	2.8	1.0

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_4 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Chaudière-Appalaches

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14
Montmagny V	6.5	3.3	2.4	0.8	1.5	2.0	0.0	**	1.8	1.8
St. Georges CA	**	**	4.4	4.0	1.5	1.9	3.3	2.1	2.6	3.1
Sainte-Marie V	**	**	4.9	3.6	4.0	2.1	2.4	0.7	4.3	2.4
Thetford Mines CA	11.4	16.9	4.1	9.1	3.6	5.8	2.9	4.3	4.1	7.2

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase, ↓ indicates the change is a statistically significant decrease, while – indicates that the change is not statistically significant.

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_4 Private Apartment Average Rents ($) by Bedroom Type Québec – Chaudière-Appalaches

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14
Montmagny V	360	367	430	440	531	529	543	554	498	501
St. Georges CA	362	330	392	392	490	495	494	497	469	468
Sainte-Marie V	342	330	396	414	542	552	588	595	518	526
Thetford Mines CA	376	394	369	380	449	426	489	459	428	416

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_4 Number of Private Apartment Units in the Universe by Bedroom Type Québec – Chaudière-Appalaches

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14
Montmagny V	31	31	130	131	397	409	59	58	617	629
St. Georges CA	58	60	487	480	1,377	1,375	204	211	2,126	2,126
Sainte-Marie V	36	46	184	192	665	641	137	144	1,022	1,023
Thetford Mines CA	70	67	339	351	569	568	201	201	1,179	1,187

The following letter codes are used to indicate the reliability of the estimates:
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** Data suppressed to protect confidentiality or data not statistically reliable.
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1.1.4_4 Private Apartment Avaliability Rates (%) by Bedroom Type Québec – Chaudière-Appalaches

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14
Montmagny V	6.5 b	3.3 b	4.8 b	3.9 b	2.1 b	3.1 b	0.0 b	5.8 b	2.8 b	3.5 b
St. Georges CA	**	**	9.5 b	9.4 b	7.9 b	4.8 b	**	6.2 b	8.7 b	6.6 b
Sainte-Marie V	**	**	5.6 b	5.4 b	5.7 b	3.7 b	4.8 b	2.8 b	5.9 b	4.0 b
Thetford Mines CA	17.1 b	18.5 b	12.5 b	16.3 b	11.9 b	9.4 b	11.5 b	9.1 b	12.3 b	12.0 b

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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1.1.5_4 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Québec – Chaudière-Appalaches

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12 to Apr-13	Apr-13 to Apr-14	Apr-12 to Apr-13	Apr-13 to Apr-14	Apr-12 to Apr-13	Apr-13 to Apr-14	Apr-12 to Apr-13	Apr-13 to Apr-14	Apr-12 to Apr-13	Apr-13 to Apr-14
Montmagny V	3.0	1.7	++	2.2	1.3	1.7	1.4	3.0	1.7	1.6
St. Georges CA	++	**	1.8	1.4	++	1.2	++	++	0.9	1.0
Sainte-Marie V	**	++	2.1	3.8	1.6	1.4	2.9	++	1.6	1.8
Thetford Mines CA	-3.4	1.9	1.8	1.3	++	1.6	3.4	1.2	++	1.5

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

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1.1.1_5 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Côte-Nord

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14
Baie-Comeau CA	**	3.8	3.4	2.4	1.9	2.9	0.0	3.4	2.4	2.9
Sept Îles CA	**	0.0	1.0	2.1	0.6	1.0	0.2	0.3	0.9	1.1

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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1.1.2_5 Private Apartment Average Rents ($) by Bedroom Type Québec – Côte-Nord

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14
Baie-Comeau CA	392	370	486	484	593	597	663	648	556	562
Sept Îles CA	438	451	529	548	635	668	671	692	595	622

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_5 Number of Private Apartment Units in the Universe by Bedroom Type Québec – Côte-Nord

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14
Baie-Comeau CA	78	69	449	458	625	611	246	246	1,398	1,384
Sept Îles CA	213	209	709	709	1,050	1,051	468	466	2,440	2,435

The following letter codes are used to indicate the reliability of the estimates:
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1.1.4_5 Private Apartment Availability Rates (%) by Bedroom Type Québec – Côte-Nord

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14
Baie-Comeau CA	**	**	8.7 b	6.3 b	5.1 c	10.9 c	1.7 b	10.0 c	6.4 b	9.1 c
Sept Îles CA	**	0.0 c	1.2 c	2.1 c	0.6 b	1.0 c	0.2 b	0.3 b	1.1 c	1.1 c

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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1.1.5_5 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Québec – Côte-Nord

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12 to Apr-13	Apr-13 to Apr-14	Apr-12 to Apr-13	Apr-13 to Apr-14	Apr-12 to Apr-13	Apr-13 to Apr-14	Apr-12 to Apr-13	Apr-13 to Apr-14	Apr-12 to Apr-13	Apr-13 to Apr-14
Baie-Comeau CA	++	++	3.6	++	3.4	++	++	++	2.6	++
Sept Îles CA	3.3	12.2	5.8	4.3	4.1	4.9	3.2	4.4	4.4	4.3

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_6 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Gaspésie-Bas-St-Laurent										
Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14
Gaspé V	**	0.0	2.5	7.6	1.4	3.4	1.0	8.6	1.8	5.5
Les Îles-de-la-Madeleine MÉ	**	**	1.2	9.8	3.8	9.7	0.0	0.0	2.6	9.6
Matane CA	11.9	6.3	5.8	3.9	3.1	5.9	1.2	1.7	4.6	4.7
Rimouski CA	7.3	6.5	2.9	3.4	2.9	4.1	2.0	1.2	3.3	3.8
Rivière-du-Loup CA	**	9.5	4.3	8.1	1.8	3.7	2.3	3.7	2.6	5.0

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_6 Private Apartment Average Rents ($) by Bedroom Type Québec – Gaspésie-Bas-St-Laurent										
Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14
Gaspé V	376	391	465	470	546	553	582	597	520	528
Les Îles-de-la-Madeleine MÉ	**	**	540	553	596	605	720	732	580	590
Matane CA	383	390	443	452	535	544	573	582	493	503
Rimouski CA	438	447	520	520	658	654	713	709	599	599
Rivière-du-Loup CA	359	342	424	433	550	570	607	611	526	531

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_6 Number of Private Apartment Units in the Universe by Bedroom Type
Québec – Gaspésie-Bas-St-Laurent

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14
Gaspé V	34	33	192	193	274	278	119	118	619	622
Les Îles-de-la-Madeleine MÉ	1	2	90	113	135	152	11	12	237	279
Matane CA	144	140	483	475	615	621	188	190	1,430	1,426
Rimouski CA	579	593	1,424	1,429	2,306	2,358	650	682	4,959	5,062
Rivière-du-Loup CA	245	245	525	520	1,639	1,676	381	364	2,790	2,805

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_6 Private Apartment Availability Rates (%) by Bedroom Type
Québec – Gaspésie-Bas-St-Laurent

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14
Gaspé V	**	0.0	2.5	7.6	1.4	3.4	1.0	8.6	1.8	5.5
Les Îles-de-la-Madeleine MÉ	**	**	1.2	10.8	5.4	9.7	0.0	0.0	3.5	10.0
Matane CA	11.9	6.3	6.3	4.8	3.1	6.6	1.2	1.7	4.8	5.3
Rimouski CA	12.1	14.8	6.6	8.3	5.9	8.7	5.0	5.9	6.7	8.9
Rivière-du-Loup CA	**	9.9	7.1	11.0	4.1	6.8	3.7	6.4	4.8	7.8

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase, ↓ indicates the change is a statistically significant decrease, while – indicates that the change is not statistically significant.

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1.1.5_6 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Québec – Gaspésie-Bas-St-Laurent

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12 to Apr-13	Apr-13 to Apr-14	Apr-12 to Apr-13	Apr-13 to Apr-14	Apr-12 to Apr-13	Apr-13 to Apr-14	Apr-12 to Apr-13	Apr-13 to Apr-14	Apr-12 to Apr-13	Apr-13 to Apr-14
Gaspé V	++	1.8	2.2	2.2	2.7	++	2.2	1.6	2.2	1.1
Les Îles-de-la-Madeleine MÉ	**	**	0.9	++	1.2	++	**	**	1.1	++
Matane CA	2.2	2.0	1.1	1.6	1.3	2.1	1.4	2.7	1.3	2.0
Rimouski CA	++	3.8	3.0	1.0	4.1	++	**	1.6	3.3	1.0
Rivière-du-Loup CA	2.1	++	1.7	0.7	0.9	1.0	1.3	0.5	1.2	0.8

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_7 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Lac-St-Jean

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14
Alma CA	**	**	7.5	4.4	3.7	3.6	3.0	2.2	4.2	3.4
Dolbeau-Mistassini CA	**	0.0	13.2	12.6	8.2	6.6	2.4	2.4	8.2	7.0
Roberval V	**	**	11.6	8.2	3.0	1.4	0.0	5.1	4.5	4.0
Saint-Félicien V	0.0	0.0	4.2	0.9	1.5	4.8	0.0	1.6	1.8	3.2

The following letter codes are used to indicate the reliability of the estimates:
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** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase, ↓ indicates the change is a statistically significant decrease, while – indicates that the change is not statistically significant.

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_7 Private Apartment Average Rents ($) by Bedroom Type Québec – Lac-St-Jean

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14
Alma CA	332	330	383	389	482	489	524	533	473	479
Dolbeau-Mistassini CA	306	299	354	361	439	453	472	477	433	438
Roberval V	335	329	366	365	458	466	520	531	446	454
Saint-Félicien V	360	364	394	392	487	498	524	574	469	482

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_7 Number of Private Apartment Units in the Universe by Bedroom Type Québec – Lac-St-Jean

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14
Alma CA	22	21	290	284	1,163	1,179	370	369	1,845	1,853
Dolbeau-Mistassini CA	12	12	106	116	382	374	86	87	586	589
Roberval V	6	6	120	111	305	309	81	80	512	506
Saint-Félicien V	22	21	109	112	290	290	66	65	487	488

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_7 Private Apartment Availability Rates (%) by Bedroom Type Québec – Lac-St-Jean

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14
Alma CA	**	**	**	11.6	9.4	8.9	8.2	6.2	10.2	8.9
Dolbeau-Mistassini CA	**	0.0	13.2	14.4	8.5	6.6	2.4	4.8	8.4	7.7
Roberval V	**	**	11.6	8.2	3.0	2.1	0.0	5.1	4.5	4.4
Saint-Félicien V	0.0	4.8	4.2	2.8	1.5	6.2	0.0	3.2	1.8	5.0

The following letter codes are used to indicate the reliability of the estimates:
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_7 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Québec – Lac-St-Jean

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12 to Apr-13	Apr-13 to Apr-14	Apr-12 to Apr-13	Apr-13 to Apr-14	Apr-12 to Apr-13	Apr-13 to Apr-14	Apr-12 to Apr-13	Apr-13 to Apr-14	Apr-12 to Apr-13	Apr-13 to Apr-14
Alma CA	++	++	++	**	1.5	0.7	2.0	++	1.4	0.9
Dolbeau-Mistassini CA	++	++	++	2.8	2.1	3.3	2.3	1.7	1.3	2.5
Roberval V	**	++	++	++	1.3	4.0	++	2.3	1.4	2.2
Saint-Félicien V	3.2	3.4	4.1	++	2.1	++	++	1.7	2.6	0.6

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
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** Data suppressed to protect confidentiality or data not statistically reliable.
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_8 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14
Joliette CA	0.5	**	4.2	**	2.4	1.9	4.4	2.1	3.1	2.9
Lachute CA	**	17.5	11.5	9.5	4.1	6.2	3.3	6.1	6.1	7.5
Mont-Laurier V	12.4	2.3	3.5	6.3	1.5	4.1	0.0	0.7	3.0	4.3
Prévost V	**	**	**	**	**	**	0.0	**	**	**
Rawdon MÉ	**	**	2.9	**	0.9	3.7	**	0.0	1.7	4.0
Saint-Agathe-des-Monts V	0.0	**	3.3	3.8	4.1	**	2.8	7.2	3.5	5.9
Saint-Lin--Laurentides V	0.0	**	**	4.1	2.7	5.2	**	**	2.6	4.6
Sainte-Adèle V	**	**	0.6	2.6	4.6	5.8	2.4	1.3	3.7	4.8
Sainte-Sophie MÉ	**	**	**	**	0.0	2.8	**	**	**	**

The following letter codes are used to indicate the reliability of the estimates:
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_8 Private Apartment Average Rents ($) by Bedroom Type Québec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14
Joliette CA	420	439	472	484	598	637	666	681	578	608
Lachute CA	409	406	453	463	563	574	608	609	531	543
Mont-Laurier V	363	361	416	421	514	518	557	569	470	478
Prévost V	**	**	574	556	757	818	904	920	733	750
Rawdon MÉ	374	454	417	439	589	580	594	587	555	545
Saint-Agathe-des-Monts V	430	399	498	489	590	619	704	731	570	584
Saint-Lin--Laurentides V	452	**	452	469	655	696	720	747	628	669
Sainte-Adèle V	436	433	528	537	620	630	674	679	589	599
Sainte-Sophie MÉ	**	**	467	486	526	545	795	813	518	562

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_8 Number of Private Apartment Units in the Universe by Bedroom Type
Québec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14
Joliette CA	214	216	988	1,002	2,977	3,056	892	899	5,071	5,173
Lachute CA	46	40	227	232	511	518	124	131	908	921
Mont-Laurier V	93	94	381	382	493	489	139	140	1,106	1,105
Prévost V	1	1	30	31	84	71	25	32	140	135
Rawdon MÉ	15	14	88	89	253	245	60	55	416	403
Saint-Agathe-des-Monts V	28	27	152	218	467	424	72	96	719	765
Saint-Lin--Laurentides V	7	5	75	77	335	441	75	79	492	602
Sainte-Adèle V	40	34	184	180	304	288	86	88	614	590
Sainte-Sophie MÉ	4	5	18	16	40	40	5	12	67	73

The following letter codes are used to indicate the reliability of the estimates:
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_8 Private Apartment Availability Rates (%) by Bedroom Type
Québec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14
Joliette CA	**	**	4.8	**	3.8	4.5	4.4	3.0	4.0	4.8
Lachute CA	**	20.0	17.0	12.5	6.9	10.8	8.8	12.2	10.2	11.8
Mont-Laurier V	12.4	3.5	5.3	8.5	3.0	7.4	0.8	6.7	4.4	7.4
Prévost V	**	**	**	**	**	**	0.0	**	**	**
Rawdon MÉ	**	**	4.4	**	2.8	4.9	**	**	4.7	6.5
Saint-Agathe-des-Monts V	7.1	**	8.6	10.8	9.3	8.4	5.6	12.0	8.5	9.7
Saint-Lin--Laurentides V	0.0	**	**	9.5	3.2	15.4	**	4.8	3.3	13.2
Sainte-Adèle V	**	**	3.8	6.5	7.5	13.2	7.3	3.9	7.6	10.0
Sainte-Sophie MÉ	**	**	**	**	**	5.6	**	**	5.2	4.8

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1.1.5_8 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Québec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12 to Apr-13	Apr-13 to Apr-14	Apr-12 to Apr-13	Apr-13 to Apr-14	Apr-12 to Apr-13	Apr-13 to Apr-14	Apr-12 to Apr-13	Apr-13 to Apr-14	Apr-12 to Apr-13	Apr-13 to Apr-14
Joliette CA	++	++	++	**	**	++	++	++	++	1.4
Lachute CA	**	1.3	++	3.5	1.1	1.8	2.1	1.2	1.2	1.9
Mont-Laurier V	++	++	1.4	1.3	1.0	2.6	4.0	1.0	0.7	1.8
Prévost V	**	**	2.6	1.1	**	++	**	++	2.0	++
Rawdon MÉ	++	++	++	++	++	3.8	**	++	++	2.8
Saint-Agathe-des-Monts V	-	++	-	++	-	++	-	++	-	1.3
Saint-Lin--Laurentides V	**	**	++	3.5	2.4	2.5	1.8	1.9	2.0	1.7
Sainte-Adèle V	++	**	4.2	++	3.5	0.7	3.2	++	2.1	1.2
Sainte-Sophie MÉ	**	**	++	**	3.3	**	**	**	2.8	++

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_9 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Montérégie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14
Cowansville CA	**	13.3	6.7	6.3	5.4	2.4	7.2	6.1	6.4	4.4
Granby CA	**	**	5.7	4.2	1.6	1.6	1.4	**	3.3	2.4
Marieville V	**	**	2.8	0.0	1.6	1.3	3.0	0.0	2.1	0.9
Saint-Hyacinthe CA	0.0	**	4.4	4.2	2.7	2.6	0.7	**	2.6	3.4
Saint-Jean-sur-Richelieu CA	4.8	**	4.8	**	2.0	3.7	2.3	2.1	2.7	3.1
Salaberry-de-Valleyfield CA	**	**	3.4	4.3	1.7	2.5	0.5	4.0	2.0	3.5
Sorel-Tracy CA	**	7.6	11.6	7.6	3.5	4.4	4.2	3.9	5.6	5.0

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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1.1.2_9 Private Apartment Average Rents ($) by Bedroom Type Québec – Montérégie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14
Cowansville CA	351	374	437	446	552	573	597	611	531	549
Granby CA	431	385	491	536	595	601	686	729	570	595
Marieville V	419	463	470	486	568	628	630	655	554	596
Saint-Hyacinthe CA	402	403	494	484	593	577	663	672	574	562
Saint-Jean-sur-Richelieu CA	526	444	620	526	640	628	657	691	635	620
Salaberry-de-Valleyfield CA	355	428	445	475	587	598	616	635	545	560
Sorel-Tracy CA	369	354	468	440	532	530	588	595	522	517

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_9 Number of Private Apartment Units in the Universe by Bedroom Type Québec – Montérégie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14
Cowansville CA	50	47	395	403	886	902	387	398	1,718	1,750
Granby CA	349	349	1,980	1,955	4,519	4,511	904	918	7,752	7,733
Marieville V	46	48	157	161	577	465	105	95	885	769
Saint-Hyacinthe CA	382	395	1,557	1,560	3,402	3,448	1,306	1,345	6,647	6,748
Saint-Jean-sur-Richelieu CA	328	288	1,598	1,410	4,409	4,349	2,016	2,021	8,351	8,068
Salaberry-de-Valleyfield CA	104	122	607	584	1,270	1,254	327	332	2,308	2,292
Sorel-Tracy CA	76	77	587	573	1,915	1,931	359	374	2,937	2,955

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_9 Private Apartment Availability Rates (%) by Bedroom Type Québec – Montérégie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14
Cowansville CA	**	13.3	8.0	11.1	6.1	8.4	7.5	11.2	7.2	9.8
Granby CA	**	**	**	**	1.9	3.9	**	5.8	3.7	4.9
Marieville V	**	4.8	2.8	2.1	2.3	2.6	4.0	1.1	2.7	2.4
Saint-Hyacinthe CA	**	**	5.3	**	5.3	5.4	**	4.5	4.6	6.1
Saint-Jean-sur-Richelieu CA	5.6	**	5.9	4.8	3.8	5.7	4.6	5.2	4.5	5.5
Salaberry-de-Valleyfield CA	**	**	8.2	6.5	7.4	6.2	4.4	**	7.2	6.7
Sorel-Tracy CA	**	7.6	12.6	11.1	4.6	7.9	4.2	8.3	6.5	8.5

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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1.1.5_9 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Québec – Montérégie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12 to Apr-13	Apr-13 to Apr-14	Apr-12 to Apr-13	Apr-13 to Apr-14	Apr-12 to Apr-13	Apr-13 to Apr-14	Apr-12 to Apr-13	Apr-13 to Apr-14	Apr-12 to Apr-13	Apr-13 to Apr-14
Cowansville CA	++	**	2.8	2.5	1.9	3.3	4.2	++	2.0	2.6
Granby CA	**	++	++	**	++	4.0	++	1.5	++	4.6
Marieville V	-	++	-	++	-	++	-	++	-	1.3
Saint-Hyacinthe CA	++	++	2.2	++	**	++	++	4.0	2.0	++
Saint-Jean-sur-Richelieu CA	++	++	++	++	++	4.9	++	4.4	++	3.5
Salaberry-de-Valleyfield CA	**	++	++	**	++	++	**	1.9	1.3	**
Sorel-Tracy CA	-3.1	1.4	**	1.0	2.8	0.8	3.8	++	2.3	1.0

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_10 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Mauricie										
Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14
La Tuque City	6.3	**	10.2	15.3	5.5	4.0	2.1	2.2	6.2	6.8
Shawinigan CA	**	**	12.3	10.9	6.7	6.5	7.1	4.5	7.9	6.9

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_10 Private Apartment Average Rents ($) by Bedroom Type Québec – Mauricie										
Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14
La Tuque City	325	314	349	359	413	415	473	482	404	410
Shawinigan CA	309	308	365	372	451	458	481	491	442	446

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_10 Number of Private Apartment Units in the Universe by Bedroom Type Québec – Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14
La Tuque City	16	15	207	209	348	350	143	147	714	721
Shawinigan CA	76	75	887	897	2,622	2,642	1,352	1,344	4,937	4,958

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_10 Private Apartment Availability Rates (%) by Bedroom Type Québec – Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14	Apr-13	Apr-14
La Tuque City	6.3	**	15.5	20.2	9.0	8.3	4.9	7.3	10.0	11.3
Shawinigan CA	**	**	19.2	18.6	12.8	11.4	12.9	9.6	14.1	12.4

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase, ↓ indicates the change is a statistically significant decrease, while – indicates that the change is not statistically significant.

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_10 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Québec – Mauricie										
Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12 to Apr-13	Apr-13 to Apr-14	Apr-12 to Apr-13	Apr-13 to Apr-14	Apr-12 to Apr-13	Apr-13 to Apr-14	Apr-12 to Apr-13	Apr-13 to Apr-14	Apr-12 to Apr-13	Apr-13 to Apr-14
La Tuque City	7.0	**	0.8	3.0	1.6	0.5	0.4	0.9	1.1	1.5
Shawinigan CA	++	++	++	++	**	3.1	++	2.2	1.5	2.4

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures.
The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

Use caution when comparing changes in statistics from one year to the next. Even if there is a year over year change, it is not necessarily a statistically significant change. These tables include indicators to help interpret changes. ↑ indicates the year-over-year change is a statistically significant increase, ↓ indicates the year-over-year change is a statistically significant decrease, while – indicates that the effective sample does not allow one to interpret any year-over-year change as being statistically significant.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

Data presented in this publication is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, and building superintendents throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

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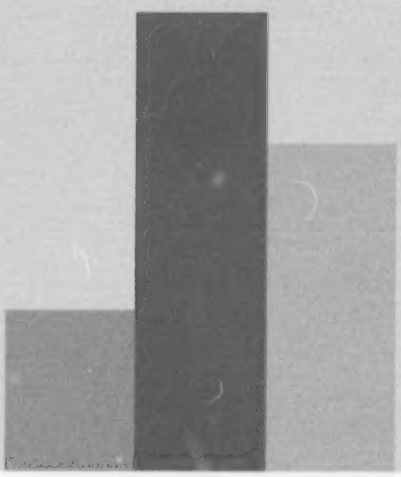

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- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
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